

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Road Widening work taken up at BRTS Road from Tolipavancha to Adavivaram Junction, GVMC., Visakhapatnam - Issue of TDRs with Notarised Affidavits - Non-Submission of Registered Gift Deed- Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.RT.No. 1466

Dated: 12-12-2025
Read the following:

1. Govt.Memo.No.2392244/M2/2024-1, dated.22.03.2024.
2. Govt.Memo.No.2392244/M2/2024-2, dated.22.03.2024.
3. From the Commissioner, GVMC, Visakhapatnam, Rc.No.10/2009/ACP-VIII (e-file No.378104), dated.29.04.2024.
4. From the Commissioner, GVMC, Visakhapatnam, Rc.No.10/2009/ACP-VIII, dt:21.02.2025.
5. Govt Memo.No.2392244/M2/2023, dt:17.06.2025.
6. E-file.No.2402174 from the DT&CP., Mangalagiri.
7. From the C&DMA, Lr No.002/Peshi/2025, dt.10.11.2025.

ORDER:

Earlier, it has come to the notice of the Government that, the Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam has taken up the extension of BRTS Road from Tolipavancha to Adavivaram Junction, Visakhapatnam and also issued 205 TDRs for the said road on 23.01.2024 and 24.01.2024 by obtaining notarised affidavits instead of obtaining registered gift deeds. Whereas, as per the Rule 168(1), of Andhra Pradesh Building Rules, 2017, Transferable Development Rights (TDR) can be awarded only when such lands are transferred to the local body/Development Authority as the case may be by way of registered gift deed. Therefore, the Government vide reference 2nd read above has instructed the Director of Town & Country Planning, Mangalagiri to keep all the above stated 205 TDRs in abeyance till further orders.

2. In the reference 3rd read above, the Commissioner, GVMC., Visakhapatnam has submitted a factual report stating that in the year 2008, the Government of India sanctioned the Bus Rapid Transit System (BRTS) under JNNURM Scheme to GVMC, which comprises of two Corridors (1) STC Simhachalam Transit Corridor (From Asilmetta Jn. to Vepagunta Jn.) with a length of 18.27 Km and (2) PTC (Pendurthi Transit Corridor) with a length of 19.83 km. at an estimated cost of 454.73 Crores and scheduled to be completed by January 2011. But the said road widening and formation of BRTS corridors are not completed fully till date due to non co-operation of property owners in thick built-up areas. Presently, the long pending stretch of about 2.20 km of BRTS - STC corridor from Gosala Jn. to Adavivaram Junction via Tholipavancha was taken up for road widening to a width of 100'-0" against proposed 200'-0" in VMR-2041.

(P.T.O)

3. The Commissioner, Greater Visakhapatnam Municipal Corporation has further submitted that as per the survey records the properties falling in the stretch from old Gosala junction to Adavivaram are belongs to SVLN Devasthanam and the private persons are inpossession since long back having registered documents and property taxassessments, several court cases to this extent are also pending in Hon'bleCourts. As such the owners of properties are not having right to undertakeregistered gift deeds surrendering their lands to the GVMC affected in Roadwidening.

4. The GVMC has taken up Road widening of the stretch from Tolipavancha to Adavivaram Junction to a width of 100'-0" to de-congest this road i.e. partof BRTS-STC corridor for its best utilization. The GVMC has taken up the removal of the old existing houses/buildings by convincing them orallyagainst payment of structural compensation and issue of TDRs at 1:4 ratio.The GVMC has placed the matter before the TDR scrutiny committee constituted by the Govt. in Memo.No.2250050/M2/2023, dt:30.10.2023. The committee after thorough verification of records and applications along with notarised affidavits surrendering the lands required for road widening submitted by the land owners have resolved for issue of TDR bonds at 1:4ratio as being issued to the land owners on this corridor at different stretches since long back.

5. Further, the Government vide reference 5th read above have constituted a committee with Commissioner & Director of Municipal Administration, Vaddeswaram as Chairperson; the Commissioner, GVMC, Visakhapatnam; the Commissioner of Endowments, Revenue Department; the Additional Secretary to Govt, Law Department; the DT&CP, Mangalagiri and the Chief City Planner, GVMC, Visakhapatnam for examining the matter and recommend the best course of action so as to sort out the long pending issue.Further, vide reference 7th read above, the C&DMA, Vaddeswaram has submitted the committee report along with certain recommendations to theGovernment.

6. Government after careful examination of the matter, on the recommendations of the committee constituted vide reference 5th read above, hereby issue the following orders:

i) ratifying the action taken by the GVMC in issuing TDR bonds to the affected people who have surrendered their lands required for widening of BRTS stretch of corridor from Gosala Junction to Adavivaram Junction through Notarized Affidavits to validate the TDRs issued by the GVMC to the land losers, duly relaxing the Rule-168(1) of A.P.Building Rules-2017 issued vide G.O.Ms.No.119 of MA&UD Dept., dt:28.03.2017 as a special case and shall not be treated as a precedence for other cases, since all the losers are found to be poor and belong to BPL category.

ii) The DT&CP is directed to withdraw the TDRs which were kept in abeyance i.e., to release the TDRs which were kept in abeyance by the DTCP in the TDR online portal as per the instructions of the Government,vide reference 2nd read above.

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iii) Issuing TDRs for balance properties in the said corridor by way of accepting notarized affidavits in order to complete the BRTS corridor in full shape duly relaxing the Rule-168(1) of A.P.Building Rules-2017 issued vide G.O.Ms.No.119 of MA&UD Dept., dt:28.03.2017 as a special case and shall not be treated as a precedence for other cases.

7. The Commissioner, Greater Visakhapatnam Municipal Corporation and the Director of Town & Country Planning, Mangalagiri shall take further necessary action in the matter accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam
The Director of Town & Country Planning, Mangalagiri
The Commissioner & Director of Municipal Administration, A.P., Vaddeswaram
The Commissioner of Endowments, Revenue Department
The Director of Translations, A.P., Vijayawada(With a request to
Translate into Telugu and re-transmit the same)

Copy To:

The Revenue(Endowments) Department, A.P.Secretariat, Velagapudi
The OSD/PS to PrlSecy to Hon'ble Chief Minister
The OSD/PS to Hon'ble Minister for MA&UD Dept.,
The PS to Chief Secretary to Government, A.P., A.P.Secretariat
The P.S. to Prl. Secretary to Government, MA&UD Department, A.P. Secretariat.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER